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Eccles Fold, Eccles, Manchester, M30 0NT

By Auction £95,000



STARTING BID £95,000 **SOLD MY MODERN METHOD OF AUCTION*** CASH BUYERS ONLY

This modern two-bedroom top-floor apartment is conveniently located close to Eccles Town Centre and within walking distance of the Metrolink, offering easy access to Manchester City Centre.

The property features a bright open-plan lounge and kitchen, with patio doors leading to a private enclosed sun terrace, perfect for outdoor relaxation. The kitchen is well-equipped with modern fittings and ample storage.

Additional benefits include electric underfloor heating for year-round comfort and UPVC double-glazed windows for improved energy efficiency.

With excellent transport links and local amenities nearby, this apartment is ideal for first-time buyers, professionals, or investors.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional. Sold with vacant possession. rent achievable

The Granary, Worsley, Manchester, M28 2EB | 0161 790 9000
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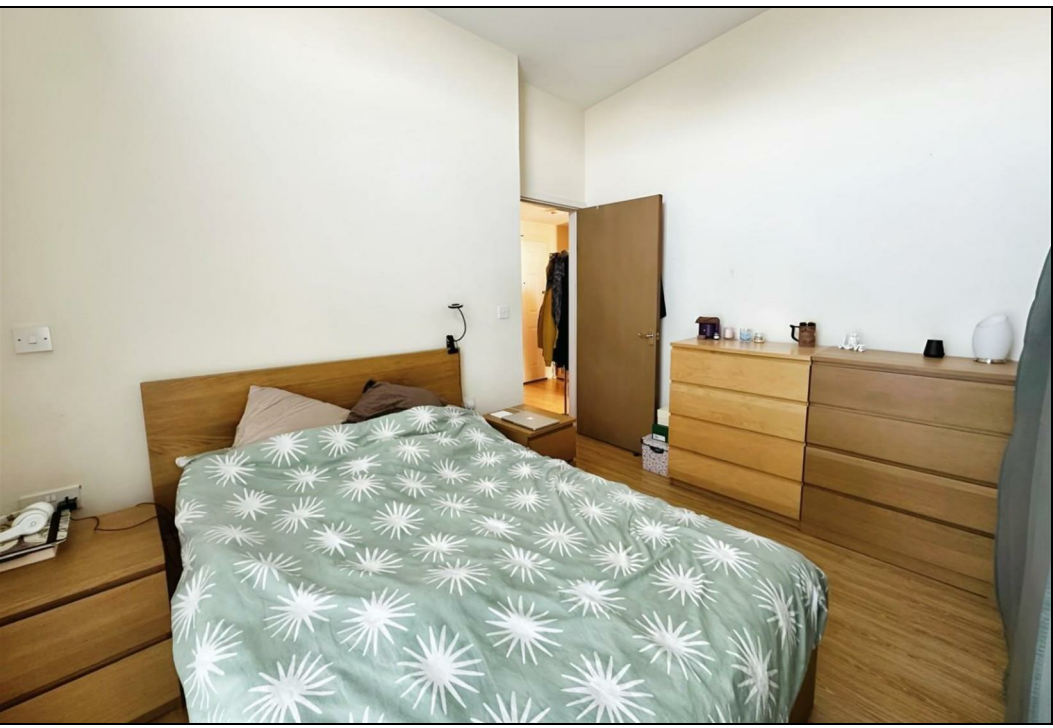
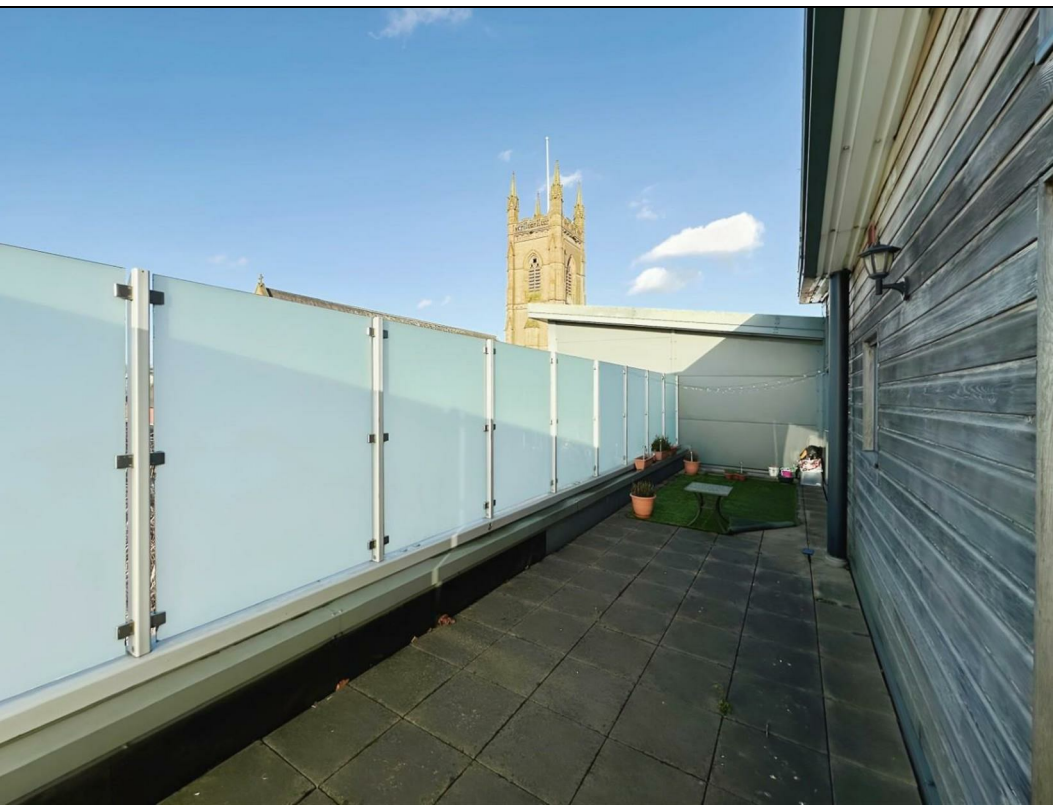


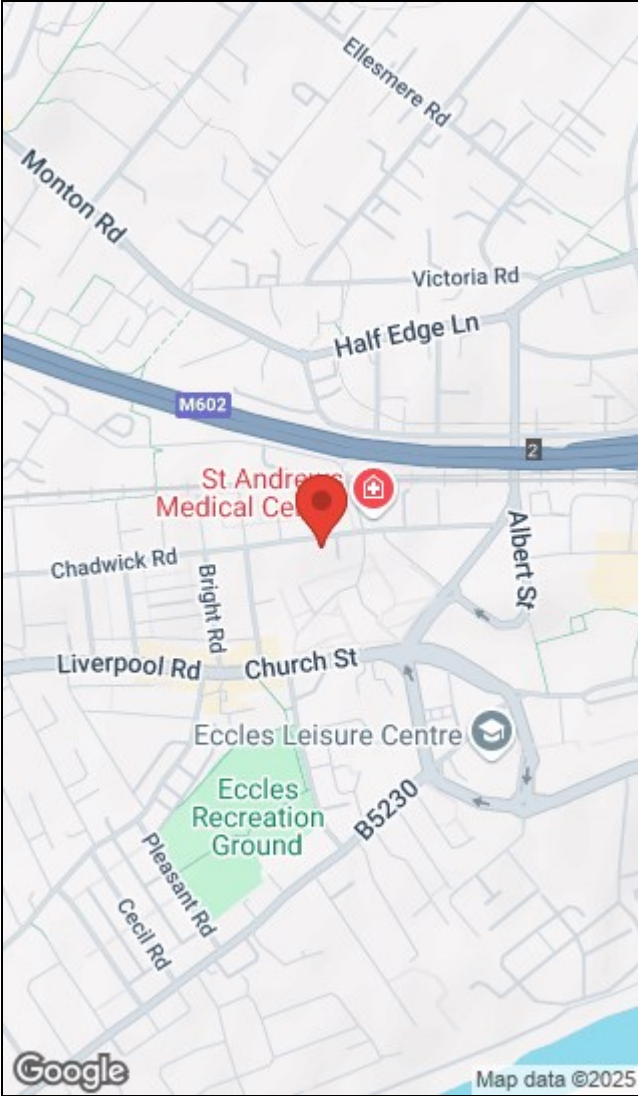
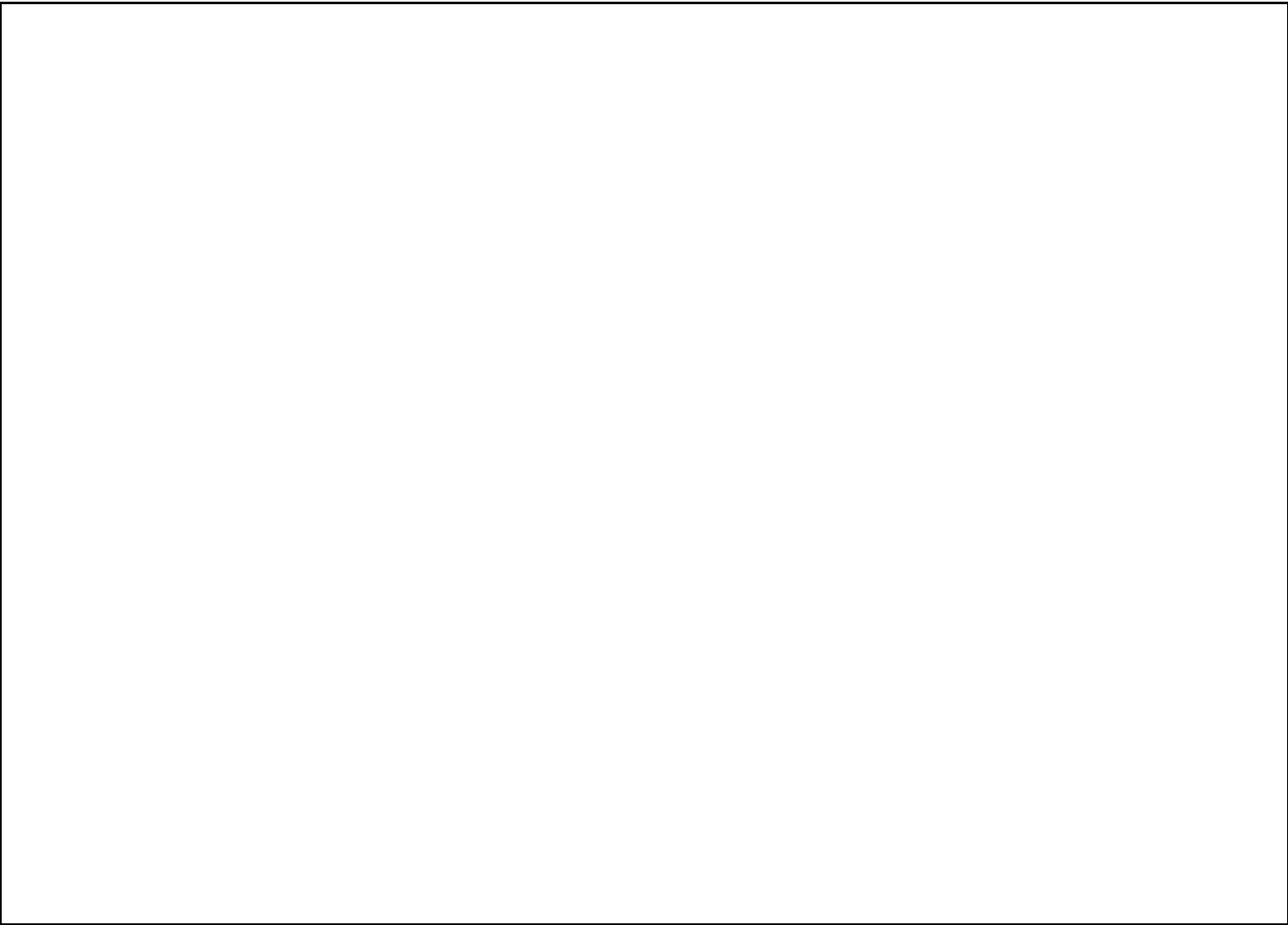


KEY FEATURES

- TWO BED APARTMENT
- TOP FLOOR WITH SUN TERRACE
- UNDER FLOOR HEATING
- GREAT LOCATION
- CLOSE TO ALL LOCAL AMENITIES
- NO CHAIN
- AUCTION
- COULD ACHIEVE £875.00 PCM RENTAL
- VACANT FROM 24 APRIL 2025







Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Potential		Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D	65	(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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